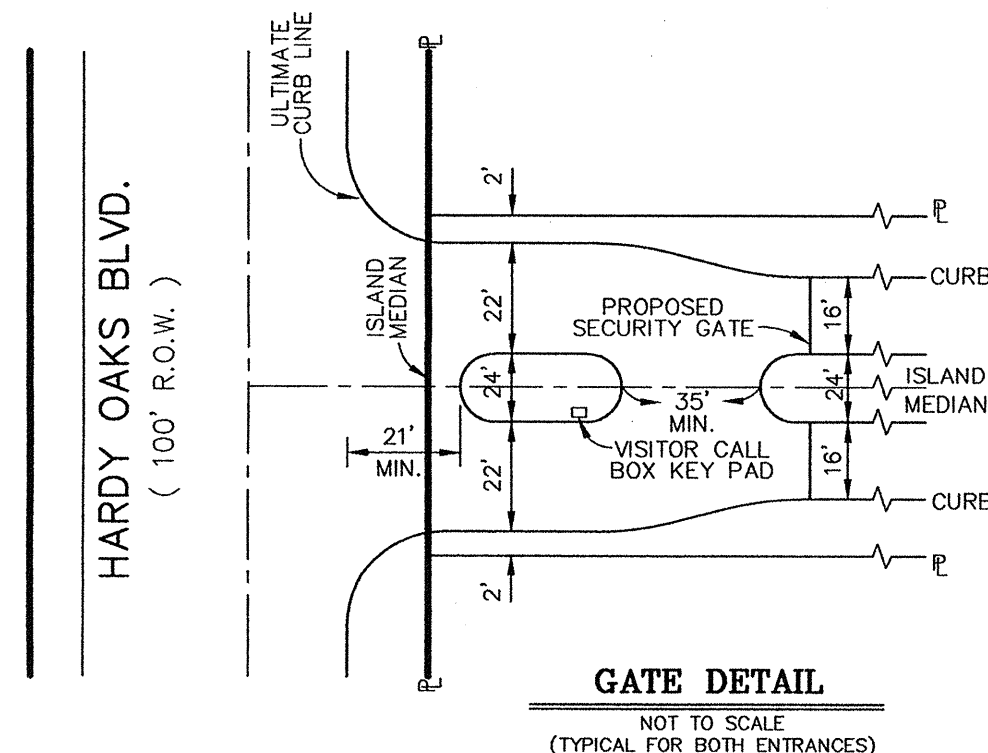


LOCATION MAP
NOT TO SCALE



- 403 RESIDENTIAL LOTS
- 1 MULTIFAMILY LOT
- TOTAL ACREAGE 144.26 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY
1	41.23	108	2.6
2	30.36	122	4.0
3	31.42	101	3.2
4	19.35	72	3.7
TOTAL	122.36	403	3.3

5 19.97 1 20 (DWELLING UNITS PER ACRE)

APPROXIMATE AREA SUMMARY

DRAIN R.O.W.	0.42 AC.
AMENITY/PARK	8.63 AC.
STREET DEDICATION	21.21 AC.
SINGLE FAMILY	89.88 AC.
WATER QUALITY BASIN	4.15 AC.
MULTIFAMILY	19.97 AC.

TOTAL 144.26 ACRES

NOTES:

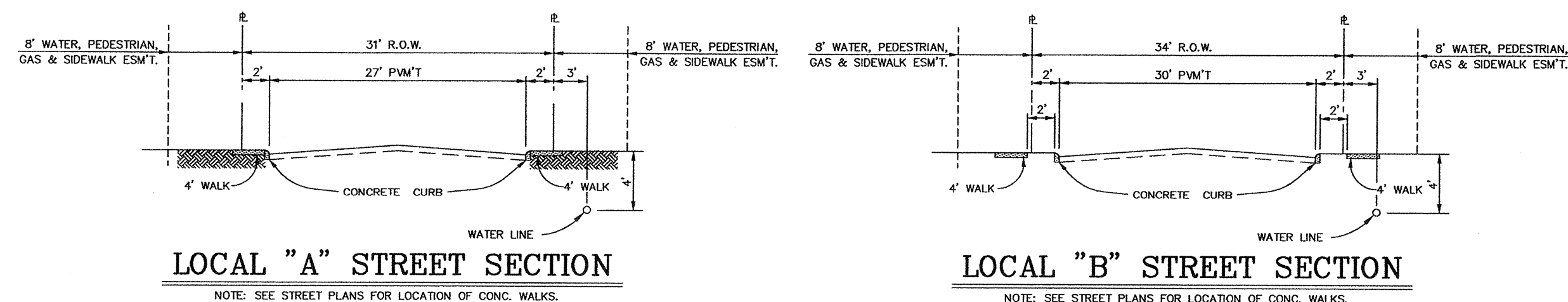
1. BEARING REFERENCE SOURCE IS VOLUME 9548, PAGE 1 D.P.R.
2. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
3. LOCAL "A" STREETS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO REVISION AT THE TIME OF PLATTING.
4. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS, EXCEPT THE EXTENSION OF HARDY OAK BLVD.
5. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
6. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
7. PROPERTY IS O.C.L.
8. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q.)
9. THIS DEVELOPMENT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT.
10. IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO AND SHPO NOTIFIED.

PARK DEDICATION CALCULATION:

403 RESIDENTIAL LOTS + 399 DWELLING UNITS (19.97 AC. X 20 UNITS/ACRE) = 802 (LOTS & UNITS) ÷ 114 (LOTS/ACRE) = 7.0 AC. (MINIMUM)

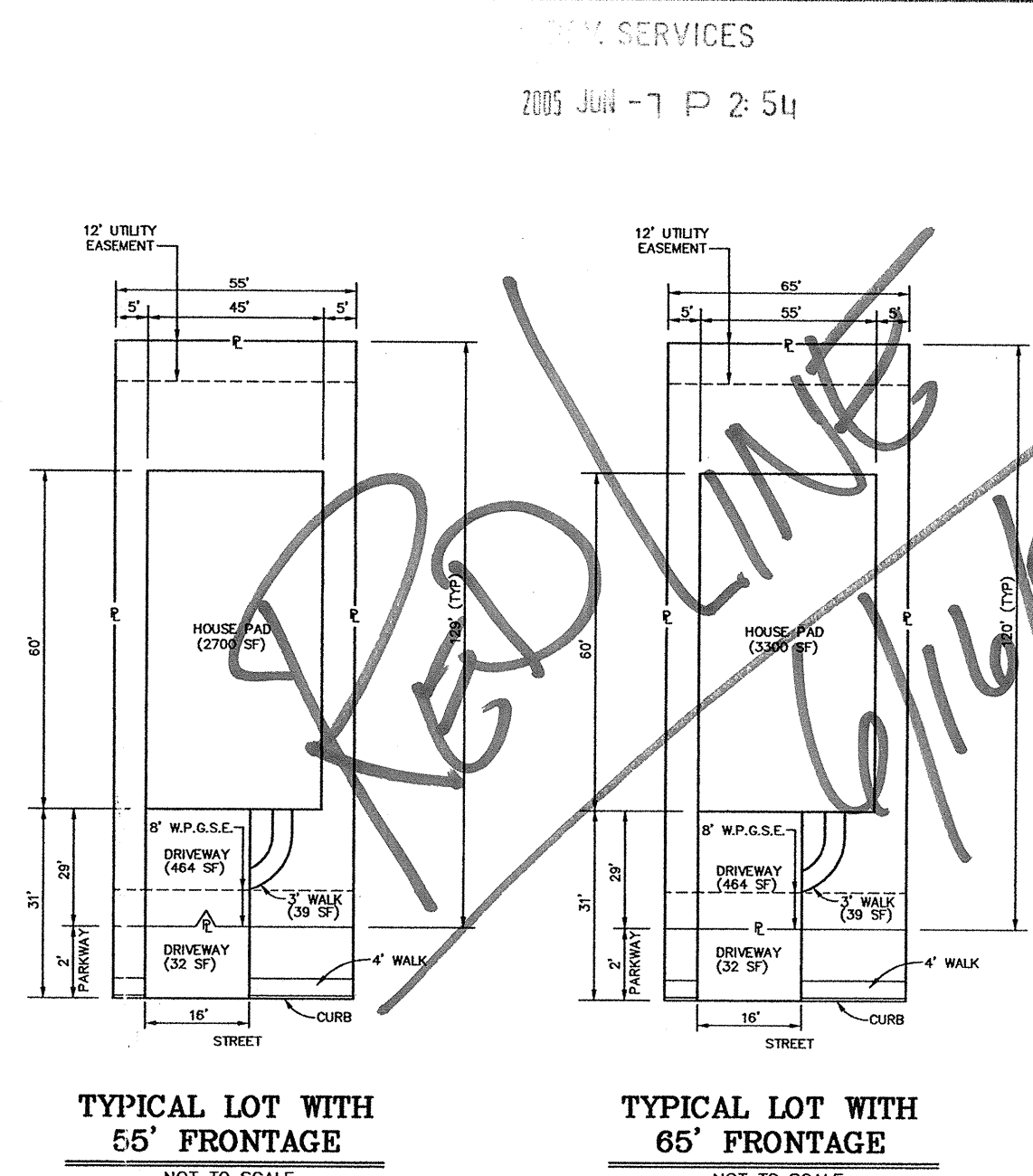
OWNER/DEVELOPER:

HOLFORD GROUP
4833 SPICEWOOD SPRINGS ROAD, SUITE 103
AUSTIN, TEXAS 78759-8436
PHONE: (512) 346-8181
FAX: (512) 346-9556



LOCAL "A" STREET SECTION

LOCAL "B" STREET SECTION



TYPICAL LOT WITH 55' FRONTAGE
NOT TO SCALE

TYPICAL LOT WITH 65' FRONTAGE
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= NA: OUTSIDE CITY LIMITS
MAXIMUM DENSITY ALLOWED	= NA
PROPOSED DENSITY	= 5.6 LOTS & UNITS PER ACRE (RESIDENTIAL & MULTIFAMILY)
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE (RESIDENTIAL)	= 35%
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE (MULTIFAMILY)	= 20%
PROPOSED PERCENTAGE OF OPEN SPACE	= 51%
TOTAL SPACE	= 144.26 ACRES
UN-OCCUPIED SPACE	
61.46 ACRES	YARD AREA CONTAINED IN RESIDENTIAL LOTS [PER SEC. 35-344 (g)]
3.99 ACRES	YARD AREA CONTAINED IN MULTIFAMILY UNITS [PER SEC. 35-344 (g)]
8.63 ACRES	AMENITY/PARK
74.08 ACRES	TOTAL
NET OPEN SPACE	= 74.06 ACRES
OPEN SPACE RATIO	= 0.51

UTILITIES

WATER: BEAR METROPOLITAN WATER DISTRICT
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

LINE	BEARING	LENGTH
L1	S64°04'36"W	291.14'
L2	S04°38'11"W	100.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	8°33'15"	657.00'	98.08'	49.13'	97.99'

LEGAL DESCRIPTION

BEING 144.26 ACRES OF LAND OUT OF THE NATHANIEL LEWIS SURVEY NO. 381, ABS. 425, C.B. 4829, THE L.C. GROTHUES SURVEY NO. 2, ABS. 932, C.B. 4931, THE COMMANCHE CREEK IRR. CO. SURVEY NO. 7, ABS. 175, C.B. 4932 AND THE BEATY & MOULTON ADAMS SURVEY NO. 5, ABS. 38, C.B. 4930, BEAR COUNTY, TEXAS.

DATE PREPARED : 11/30/04

THIS MASTER DEVELOPMENT PLAN OF THE BIRDWELL-STONEOAK SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D.,

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

CITY PLAN # _____

MASTER DEVELOPMENT/ P.U.D. PLAN
for
BIRDWELL - STONEOAK
SUBDIVISION

W.F. CASTELLA
Engineers - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:
04/05/05 - ADDED UNIT 5
04/14/05 - REVISED R.O.W.'S
05/03/05 - REVISED LOT LAYOUT
05/25/05 - REVISED R.O.W.'S

JOB NO. 052281776.01

FILE: _____

DATE: 02/07/05

DESIGN: _____

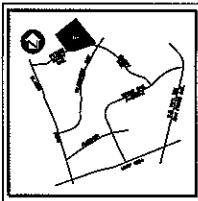
DRAWN: O.T.

CHECKED: _____

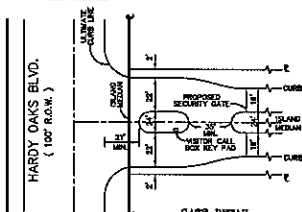
SHEET 1 OF 1

MDP# 833

0046



LOCATION MAP
NOT TO SCALE



GATE DETAIL
(TYPICAL FOR GATE ENTRANCES)

- 403 RESIDENTIAL LOTS
- 1 MULTIFAMILY LOT
- TOTAL ACRES 144.26 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY
1	41.23	108	2.6
2	30.36	122	4.0
3	31.42	101	3.2
4	19.35	72	3.7
TOTAL	122.36	403	3.3

5 19.97 1 20 (DWELLING UNITS PER ACRE)

APPROXIMATE AREA SUMMARY

DRAIN R.O.W.	0.42 AC.
AMENITY/PARK	8.63 AC.
STREET DEDICATION	21.21 AC.
SINGLE FAMILY	89.88 AC.
WATER QUALITY BASIN	4.15 AC.
MULTIFAMILY	19.97 AC.
TOTAL	144.26 ACRES

NOTES

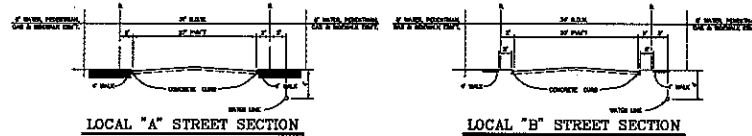
1. BEARING REFERENCE SOURCE IS VOLUME 9548, PAGE 1 D.P.R.
2. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
3. LOCAL "A" STREETS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO REVISION AT THE TIME OF PLATTING.
4. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS, EXCEPT THE EXTENSION OF HARDY OAK BLVD.
5. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
6. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
7. PROPERTY IS O.C.L.
8. SPOCKALMS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2 35-506(a).
9. THIS DEVELOPMENT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT.
10. IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPD AND SHPO NOTIFIED.

PARK DEDICATION CALCULATION:

403 RESIDENTIAL LOTS + 369 DWELLING UNITS (19.97 AC. X 20 UNITS/ACRE) = 802 (LOTS & UNITS) ÷ 114 (LOTS/ACRE) = 7.0 AC. (MINIMUM)

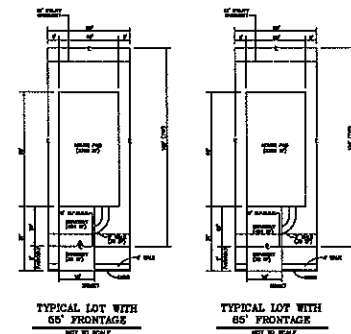
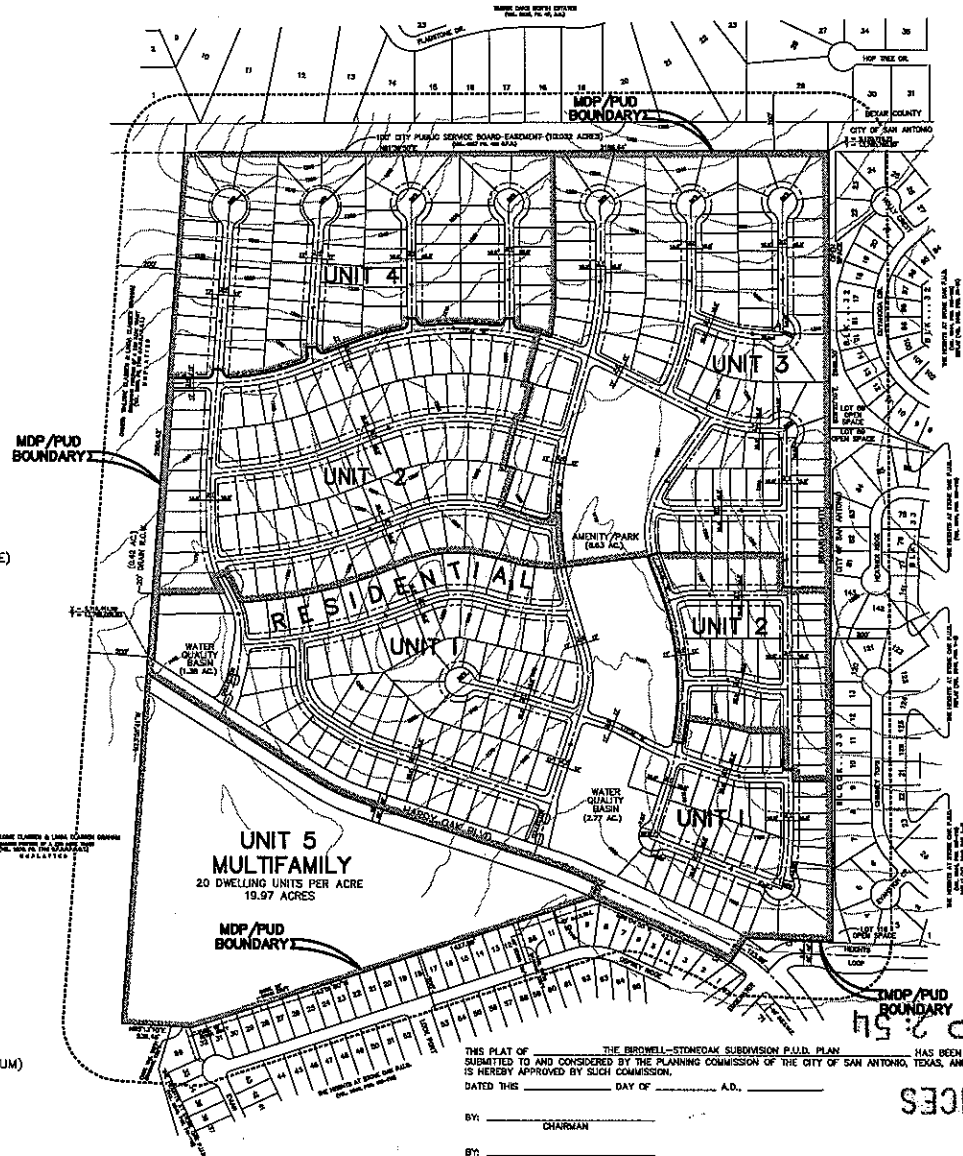
OWNER/DEVELOPER:

HOLFORD GROUP
4833 SPICEWOOD SPRINGS ROAD, SUITE 103
AUSTIN, TEXAS 78759-8436
PHONE: (512) 346-8181
FAX: (512) 346-9556



LOCAL "A" STREET SECTION
WITH THE STREET PLANS FOR LOCATION OF CURB, SIDEWALK

LOCAL "B" STREET SECTION
WITH THE STREET PLANS FOR LOCATION OF CURB, SIDEWALK



TYPICAL LOT WITH
65' FRONTAGE
NOT TO SCALE

TYPICAL LOT WITH
85' FRONTAGE
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= NA: OUTSIDE CITY LIMITS
MAXIMUM DENSITY ALLOWED	= NA
PROPOSED DENSITY	= 5.8 LOTS & UNITS PER ACRE (RESIDENTIAL & MULTIFAMILY)
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE (RESIDENTIAL)	= 35%
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE (MULTIFAMILY)	= 20%
PROPOSED PERCENTAGE OF OPEN SPACE	= 51%
TOTAL SPACE	= 144.26 ACRES
UN-OCCUPIED SPACE	= 81.46 ACRES
YARD AREA CONTAINED IN RESIDENTIAL LOTS (PER SEC. 35-344 (g))	= 3.89 ACRES
YARD AREA CONTAINED IN MULTIFAMILY UNITS (PER SEC. 35-344 (g))	= 8.63 ACRES
AMENITY/PARK	= 74.08 ACRES
TOTAL	= 74.08 ACRES
NET OPEN SPACE	= 144.26 ACRES
OPEN SPACE RATIO	= 0.51

UTILITIES

WATER: BEXAR METROPOLITAN WATER DISTRICT
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

LINE	BEARING	LENGTH
L1	S84°04'36"W	281.14'
L2	S91°38'11"W	100.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	83°31'15"	657.00'	99.08'	49.13'	97.89'

LEGAL DESCRIPTION

BINGO 144.26 ACRES OF LAND OUT OF THE NATHANIEL LEWIS SURVEY NO. 381, ABS. 425, C.B. 4028, THE L.C. GROTHUES SURVEY NO. 2, ABS. 932, C.B. 4031, THE COMMANCHE CREEK TR. CO. SURVEY NO. 7, ABS. 175, C.B. 4032 AND THE BEATY & MOUTON ADAMS SURVEY NO. 5, ABS. 38, C.B. 4930, BEXAR COUNTY, TEXAS.

DATE PREPARED : 11/30/04

THIS PLAT OF THE BIRDWELL-STONEOAK SUBDIVISION P.U.D. PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

DATE THIS _____ DAY OF _____, A.D., _____

BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

CITY PLAN # _____

MASTER DEVELOPMENT/ P.U.D. PLAN
for
BIRDWELL - STONEOAK
SUBDIVISION

W.F. CASTELL
P.L.L.C.
8800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-3381

REVISIONS:
04/05/05 - 0000 UNIT 5
04/14/05 - REVISED BOUNDARY
05/03/05 - REVISED LOT
05/03/05 - REVISED LOT
05/03/05 - REVISED BOUNDARY

JOB NO. 000001774.01

FILED _____

DATE: 05/07/05

DESIGN: _____

DRAWN: G.T.

CHECKED: _____

SHEET 1 OF 1

UNPLATTED
(VOL. 3680, PG. 976)
10.000 ACRES

ADAM BEATY & MOULTON
SURVEY 5, ABSTRACT 38
C.B. 4930

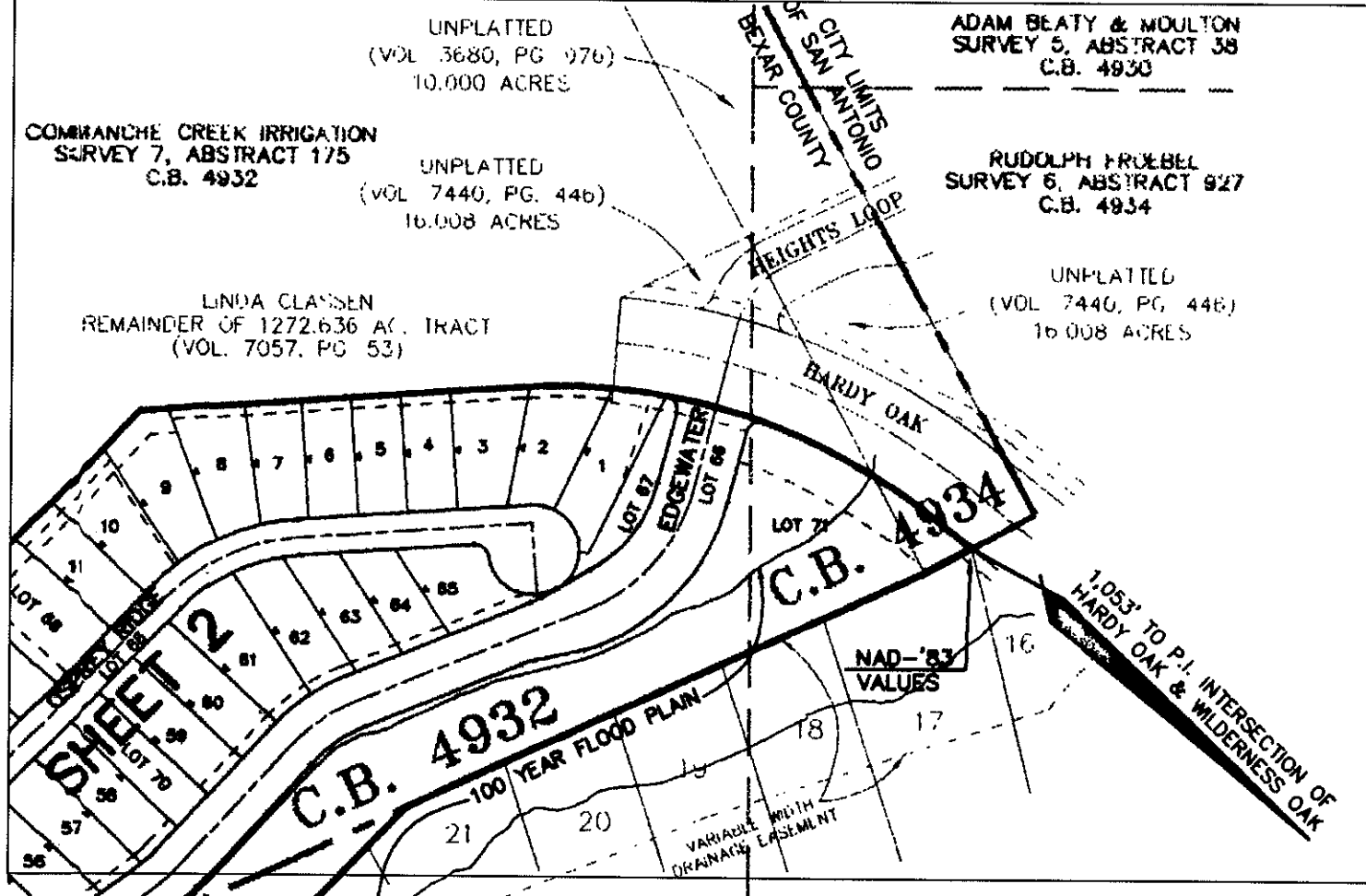
COMANCHE CREEK IRRIGATION
SURVEY 7, ABSTRACT 175
C.B. 4932

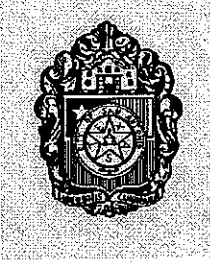
UNPLATTED
(VOL. 7440, PG. 446)
16.008 ACRES

RUDOLPH FRÖBEL
SURVEY 6, ABSTRACT 927
C.B. 4934

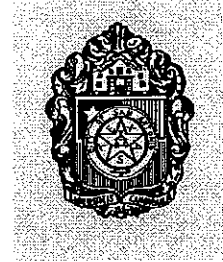
UNPLATTED
(VOL. 7440, PG. 446)
16.008 ACRES

LINDA CLASSEN
REMAINDER OF 1272.636 AC. TRACT
(VOL. 7057, PG. 53)





City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: 10/8/04

Case Manager: Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	File Number:
--	---------------------

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO**

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP)
☒ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD)
☐ Farm and Ranch (FR)

- ☐ Rural Development (RD)
☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

04 OCT 11 PM 5:00
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: BIRDWELL - STONE OAK SUBDIVISION
Owner/Agent: HOLFORD GROUP Phone: 512-346-8181 Fax: 512-346-9556
Address: 4833 SPICEWOOD SPRINGS STE. 103 Zip code: 78759 AUSTIN TX
Engineer/Surveyor: W.F. CASTELLA Phone: 296 2139 Fax: 734 5363
Address: 6800 PARK TEN BLVD. STE 1805. Zip code: 78213
Contact Person Name: LEE WRIGHT E-mail: lee.wright@tcb.aecom.com
February 23, 2004



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: 10/8/04

Case Manager:

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Rural Development (RD) | |
| <input type="checkbox"/> Farm and Ranch (FR) | |
| <input type="checkbox"/> Mix Light Industrial (MI-1) | |

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: BIRDWELL - STONE OAK SUBDIVISION

Owner/Agent: HOLFORD GROUP Phone: 512-346-8181 Fax: 512-346-9556

Address: 4833 SPICEWOOD SPRINGS STE. 103 Zip code: 78759 AUSTIN TX

Engineer/Surveyor: W.F. CASTELLA Phone: 296 2139 Fax: 734 5363

Address: 6800 PARK TEN BLVD. STE 1805. Zip code: 78213

Contact Person Name: LEE WRIGHT E-mail: lee.wright@tcl.aecom.com

February 23, 2004

City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

144.26 ACRES OUT OF C.B. 4829, C.B. 4830, BEXAR CO., TX

Existing zoning: NA, OCL

Proposed zoning: _____

Projected # of Phases: 5

Number of dwelling units (lots) by Phases: 1/107, 2/124, 3/101, 4/72, 5/399*
*MF DWELING UNITS

Total Number of lots: 803 divided by acreage: 144.26 Density: 5.64/AC.

(PUD Only) Linear feet of street 19,500 ± ☒ Private ☒ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: 72.50 divided by total acreage: 144.26 = Open space 50 %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): UNKNOWN

(PUD Only) Construction start date: 6/05

(PUD Only) X/Y coordinates at major street entrance: X: 2118411 Y: 13789051

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: NA School District: NEISD Ferguson map grid: 482 C2

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name UNKNOWN No. _____

Is there a corresponding PUD for this site? Name UNKNOWN No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- NA* ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- NA* ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- NA* ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- NA* ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- NA* ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- OCL*

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☒ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☒ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

REVISED 5/16/05

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- NA ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- NA ☐ (PUD Only) Lots numbered as approved by the City.
- ☒ (PUD Only) Layout shall show where lot setbacks as required.
- NA ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the BIRDWELL-SPONEAR MDP/PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: LEE WRIGHT Signature: [Signature]
Date: 10/8/04 Phone: 296 2139 Fax: 734 5363
E-mail: lee.wright@tcb.aecom.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004

Page 5 of 5

REVISED 5/16/05



Disability

City of San Antonio
Development Services Department
Master Development Plan

REQUEST FOR REVIEW



Approved
6-10-05

Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 5/16/05

(Check One)

Project Name: BIRDWELL-STONE OAK File# _____

Engineer/Surveyor: TURNER COLLIE & BRADEN

Address: 6800 PARK TEN BLVD. Zip code: 78213

Phone: 296 2139 Fax: 734 5363

Contact Person Name: LEE WRIGHT E-mail: lee.wright@tcb,ac.com.
com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division
Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

Approved
6/10/05

9:20 P.M.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☒ MDP/P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____

Public Hearing: ☐ Yes ☐ No

☐ Major ☐ Minor

Date: 2/8/05

(Check One)

MDP/PUD

Project Name: BIRDWELL-STONEOSK File# _____

Engineer/Surveyor: W.F. CASTELLA

Address: 6800 PARK TEN BLVD. STE 1805 Zip code: 78213

Phone: 296 2139 Fax: 734 5363

Contact Person Name: LEE WRIGHT E-mail: lee.wright@tcb.aecom.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions
(see Additional Comments below)

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Birdwell-Stone Oak MDP#?/PUD 05-002 was provided. However,
please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation
will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)

Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

As a Category 3 Multi-use Project, Ord. 81491, Sec. 34-935 (e) may apply.

Julian J. Morales
Signature

Supervisor
Title

7/15/05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



SAN
City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Rural Development (RD) | |
| <input type="checkbox"/> Farm and Ranch (FR) | |
| <input type="checkbox"/> Mix Light Industrial (MI-1) | |
| <input type="checkbox"/> Plat Certification Request | |

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 5/16/05

(Check One)

Project Name: BIRDWELL-STONE OAK File# MDP?/05-002

Engineer/Surveyor: TURNER COLLIE & BRADEN

Address: 6800 PARK TEN BLVD. Zip code: 78213

Phone: 296 2139 Fax: 734 5363

Contact Person Name: LEE WRIGHT E-mail: lee.wright@tcb,ac.com.

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

2002

SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES
2005 JUN 16 A 9:23



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (ML-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 5/16/05

(Check One)

Project Name: BIRDWELL-STONE OAK File# MDP?/05-002

Engineer/Surveyor: TURNER COLLIE & BRADEN

Address: 6800 PARK TEN BLVD. Zip code: 78213

Phone: 296 2139 Fax: 734 5363

Contact Person Name: LEE WRIGHT E-mail: lee.wright@tcb.aecom.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES

2005 JUN 16 A 4 23

2442

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions
(see Additional Comments below)

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Birdwell-Stone Oak MDP#?/PUD 05-002 was provided. However,
please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation
will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

As a Category 3 Multi-use Project, Ord. 81491, Sec. 34-935 (e) may apply.

Julian J. Morales
Signature

Supervisor
Title

7/15/05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



BEXAR County

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombra@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☒ MDP/P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (ML-I)
☐ Plat Certification Request ☐ Other: _____
- Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: 2/8/05

(Check One)

Project Name: BIRDWELL-STONEOSK File# _____

Engineer/Surveyor: W.F. CASTELLA

Address: 6800 PARK TEN BLVD. STE 1805 Zip code: 78213

Phone: 296 2139 Fax: 734 5363

Contact Person Name: LEE WRIGHT E-mail: lee.wright@feb.aecomm.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

MDP/PUD

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☒ I recommend approval☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

1) IT IS UNDERSTOOD THAT THIS MDP/PUD IS A CONCEPTUAL
PLAN AND ALL REGULATIONS WILL BE ADDRESSED AT TIME
OF PLATTING.

2) BEXAR COUNTY RESERVES THE RIGHT TO ADDRESS DRIVEWAYS,
STREET DESIGN, SIGHT DISTANCE, ADA REQUIREMENTS, DRAINAGE
AND FLOODPLAIN ISSUES AT TIME OF PLATTING.

3) RIGHT-TURN DECELERATION LANES WILL BE REQUIRED AT BOTH
ENTRANCES ON HARDY OAK PRIOR TO APPROVAL OF PHASE 2 PLAT AS
IDENTIFIED ON THE BIRDWELL-STONEOAK MDP.

Signature

Title

Date

Michael O. Herrera
Civil Engineer Assistant 3-7-05
Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

February 23, 2004

Page 2 of 2



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP)
☒ MDP/P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
 ☐ Urban Development (UD) ☐ Rural Development (RD)
 ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (ML-I)
☐ Plat Certification Request
- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
 ☐ Military Airport Overlay Zone (MAOZ)
 ☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☐ Yes ☐ No
 ☐ Major ☐ Minor

Date: 5/16/05

(Check One)

Project Name: BIRDWELL-STONE OAK File# _____

Engineer/Surveyor: TURNER COLLIE & BRADEN

Address: 6800 PARK TEN BLVD. Zip code: 78213

Phone: 296 2139 Fax: 734 5363

Contact Person Name: LEE WRIGHT E-mail: lee.wright@tcbi.decom.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

COUNTY
RECEIVED

BIRDWELL STONE OAK

5/16/05

REQUEST FOR REVIEW

(Cont.)

Bexar
County

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering

- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Building Inspection - Trees
- ☐ Parks - Open space
- ☐ Fire Protection
- ☒ Bexar County Public Works
- ☐ Other: _____

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

1) PROVIDE UPDATED TIA (LEVEL II TIA
REQUIRED)

Julio L. ...

Signature

Civil Engineer Assistant

Title

7-11-05

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2

Robert Lombrano

From: Brian Birdwell [brian@holfordgroup.com]
Sent: Friday, July 01, 2005 6:34 AM
To: Michael Herrera; Peck, George
Cc: Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena; dparman@deltaproperties.org; Tom Wendorf; Mike Espensen
Subject: RE: Birdwell Stone Oak MDP/PUD

Mr. Herrera,

Thank you for the opportunity to meet with you and your colleagues. Please let me know as soon as possible if you believe this meeting is necessary, based on HB #1835 being signed.

Sincerely,

Brian Birdwell

-----Original Message-----

From: Michael Herrera [mailto:mherrera@sanantonio.gov]
Sent: Thursday, June 30, 2005 9:27 AM
To: Brian Birdwell; Peck, George
Cc: Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena; dparman@deltaproperties.org; Tom Wendorf; Mike Espensen
Subject: RE: Birdwell Stone Oak MDP/PUD

Dear Mr. Birdwell, I will be having an MDP meeting next Friday. This is a standing meeting were I bring all of the governmental entities both internal and external together to discuss issues and how we can resolve them. If you and your intended guess would like to attend please let me know so I can time certain your project before the committee.

I have provided a list all of the individuals involved in the process.

In the course of writing my response, I have just been informed that H.B. # 1835 has been signed by the governor so this my be a none issue.

Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

-----Original Message-----

From: Brian Birdwell [mailto:brian@holfordgroup.com]
Sent: Thursday, June 30, 2005 8:46 AM
To: Michael Herrera; Peck, George
Cc: Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena; dparman@deltaproperties.org; Tom Wendorf; Mike

07/05/2005

Espensen

Subject: RE: Birdwell Stone Oak MDP/PUD

Dear Mr. Herrera -

As the property owner on the north side of the future Hardy Oaks, I have every intention of building the major thoroughfare in accordance with the rules and regulation of the City of San Antonio, even though I do not believe that the City can legally require that I do so. When we last met with SAWS, Mike Espensen, the property owner on the south side of Hardy Oaks was in the meeting and agreed to place his property in with our property for the MDP and Mike will be signing the MDP. Mike is very aware of the MDP and all of our plans, as he is the individual that we purchased our property from.

We intend to construct the north side of Hardy Oaks extension with Unit 1 of the MDP. The south side of Hardy Oaks would be constructed when Unit 5 (the property on the south side of Hardy Oaks) is developed. Your reference to 803 units trying to utilize half of the Secondary Arterial is not true. In the "worst" case scenario, all of the property on the north side of the road is developed prior to the south side being developed and therefore the south half of the road being constructed, which would result in the 400 single family residential homes accessing the subdivision via this two lane road. The traffic engineer has already stated that the road would have adequate capacity. The additional 400 units you reference are located on the multi-family site, Unit 5, and could not be constructed until the south half of the road was built.

I am more than willing to come meet with you and whomever else is necessary to resolve this outstanding issue, but I would like to get it resolved as soon as possible. If you feel a meeting is warranted, please let me know your schedule next week, as I would like to contact Councilman Wolff as soon as possible to invite him to the meeting as well.

Sincerely,

Brian Birdwell, P.E.
Holford Group Development
(512) 785-7087 cell

-----Original Message-----

From: Michael Herrera [mailto:mherrera@sanantonio.gov]

Sent: Thursday, June 30, 2005 8:10 AM

To: Peck, George

Cc: brian@holfordgroup.com; Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena

Subject: RE: Birdwell Stone Oak MDP/PUD

Importance: High

George, the MDP submitted shows property on both sides of Hardy Oaks. The requirement for submitting an MDP is for the applicant to show all of the land he/she owns and is master planning. If your client doesn't not own all of the property depicted on the MDP then we will require for all property owners to sign off on the Plan before we accept it. It has always been my understanding that your client needed all of the property depicted in order to meet his impervious cover. if that is not the case I will be checking with SAWS to see if the situation has changed. Also your proposed Development is slated to have 803 units trying to utilizes 1/2 of a Secondary Arterial which is 22 feet of pavement and that isn't even a collector section. It looks like the same old excuse of not wanting to build the Major Thoroughfare (FYI) your TIA shows development on both sides.

07/05/2005

Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

-----Original Message-----

From: Peck, George [mailto:george.peck@tcb.aecom.com]
Sent: Wednesday, June 29, 2005 9:54 AM
To: Michael Herrera
Cc: brian@holfordgroup.com; Brown, David; Wright, Lee
Subject: Birdwell Stone Oak MDP/PUD

Mike,

Thanks for taking the time to discuss this project with David Beales yesterday. I have received a copy of the RID that you gave to him and have reviewed the document and how it relates to this project in particular. According to the RID, if the major thoroughfare alignment is split or separated by an ownership boundary, then the applicant will be required to provide 1/2 of the required dedication and construction. If the applicant owns the land on both sides of the major thoroughfare alignment then the applicant will be required to provide 100% of the required dedication and construction.

Brian Birdwell does not own the land on the south side of Hardy Oak. He has only purchased the land on the north side to be developed as single family residential subdivision. Consequently, with his unit 1 plat, he should only be required to dedicate and construct 1/2 of Hardy Oak at this time.

Please call to discuss if necessary.

George W. Peck, P.E.
Principal
210.296.2135

TCB
6800 Park Ten Blvd. Suite 180 S
San Antonio, TX 78213
T 210.296.2000 F 210.734.5363

The information contained in this transmission is a confidential communication intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

07/05/2005

Thank you for the opportunity to meet with you and your colleagues. Please let me know as soon as possible if you believe this meeting is necessary, based on HB #1835 being signed.

Sincerely,

Brian Birdwell

-----Original Message-----

From: Michael Herrera [mailto:mherrera@sanantonio.gov]

Sent: Thursday, June 30, 2005 9:27 AM

To: Brian Birdwell; Peck, George

Cc: Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena; dparman@deltaproperties.org; Tom Wendorf; Mike Espensen

Subject: RE: Birdwell Stone Oak MDP/PUD

Dear Mr. Birdwell, I will be having an MDP meeting next Friday. This is a standing meeting were I bring all of the governmental entities both internal and external together to discuss issues and how we can resolve them. If you and your intended guess would like to attend please let me know so I can time certain your project before the committee.

I have provided a list all of the individuals involved in the process.

In the course of writing my response, I have just been informed that H.B. # 1835 has been signed by the governor so this my be a none issue.

Michael O. Herrera

Special Projects Coordinator

Development Services Department

Master Development Plan

mherrera@sanantonio.gov

-----Original Message-----

From: Brian Birdwell [mailto:brian@holfordgroup.com]

Sent: Thursday, June 30, 2005 8:46 AM

To: Michael Herrera; Peck, George

Cc: Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena; dparman@deltaproperties.org; Tom Wendorf; Mike Espensen

Subject: RE: Birdwell Stone Oak MDP/PUD

Dear Mr. Herrera -

As the property owner on the north side of the future Hardy Oaks, I have every intention of building the major thoroughfare in accordance with the rules and regulation of the City of San Antonio, even though I do not believe that the City can legally require that I do so. When we last met with SAWS, Mike Espensen, the property owner on the south side of Hardy Oaks was in the meeting and agreed to place his property in with our property for the MDP and Mike will be signing the MDP. Mike is very aware of the MDP and all of our plans, as he is the individual that we purchased our property from.

We intend to construct the north side of Hardy Oaks extension with Unit 1 of the MDP. The south side of Hardy Oaks would be constructed when Unit 5 (the property on the

south side of Hardy Oaks) is developed. Your reference to 803 units trying to utilize half of the Secondary Arterial is not true. In the "worst" case scenario, all of the property on the north side of the road is developed prior to the south side being developed and therefore the south half of the road being constructed, which would result in the 400 single family residential homes accessing the subdivision via this two lane road. The traffic engineer has already stated that the road would have adequate capacity. The additional 400 units you reference are located on the multi-family site, Unit 5, and could not be constructed until the south half of the road was built.

I am more than willing to come meet with you and whomever else is necessary to resolve this outstanding issue, but I would like to get it resolved as soon as possible. If you feel a meeting is warranted, please let me know your schedule next week, as I would like to contact Councilman Wolff as soon as possible to invite him to the meeting as well.

Sincerely,

Brian Birdwell, P.E.
Holford Group Development
(512) 785-7087 cell

-----Original Message-----

From: Michael Herrera [mailto:mherrera@sanantonio.gov]

Sent: Thursday, June 30, 2005 8:10 AM

To: Peck, George

Cc: brian@holfordgroup.com; Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena

Subject: RE: Birdwell Stone Oak MDP/PUD

Importance: High

George, the MDP submitted shows property on both sides of Hardy Oaks. The requirement for submitting an MDP is for the applicant to show all of the land he/she owns and is master planning. If your client doesn't not own all of the property depicted on the MDP then we will require for all property owners to sign off on the Plan before we accept it. It has always been my understanding that your client needed all of the property depicted in order to meet his impervious cover. if that is not the case I will be checking with SAWS to see if the situation has changed. Also your proposed Development is slated to have 803 units trying to utilizes 1/2 of a Secondary Arterial which is 22 feet of pavement and that isn't even a collector section. It looks like the same old excuse of not wanting to build the Major Thoroughfare (FYI) your TIA shows development on both sides.

Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

-----Original Message-----

From: Peck, George [mailto:george.peck@tcb.aecom.com]

Sent: Wednesday, June 29, 2005 9:54 AM

To: Michael Herrera
Cc: brian@holfordgroup.com; Brown, David; Wright, Lee
Subject: Birdwell Stone Oak MDP/PUD

Mike,

Thanks for taking the time to discuss this project with David Beales yesterday. I have received a copy of the RID that you gave to him and have reviewed the document and how it relates to this project in particular. According to the RID, if the major thoroughfare alignment is split or separated by an ownership boundary, then the applicant will be required to provide 1/2 of the required dedication and construction. If the applicant owns the land on both sides of the major thoroughfare alignment then the applicant will be required to provide 100% of the required dedication and construction.

Brian Birdwell does not own the land on the south side of Hardy Oak. He has only purchased the land on the north side to be developed as single family residential subdivision. Consequently, with his unit 1 plat, he should only be required to dedicate and construct 1/2 of Hardy Oak at this time.

Please call to discuss if necessary.

George W. Peck, P.E.
Principal
210.296.2135

TCB
6800 Park Ten Blvd. Suite 180 S
San Antonio, TX 78213
T 210.296.2000 F 210.734.5363

The information contained in this transmission is a confidential communication intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

07/08/2005

Robert Lombrano

To: lee.wright@tcb.aecom.com
Cc: Michael Herrera; Florencio Pena; Roderick Sanchez; Bill Telford; Robert Lombrano
Subject: RE: Birdwell Stone Oak MDP/PUD

Lee,

The issue of the dedication and construction of the Major Thoroughfare has not been addressed. UDC 35-506 (e) (8) Major Thoroughfare Plan Designated Arterial Streets, B.if a plat applicant owns all of the land designated, as a thoroughfare, and the proposed plat abuts or embraces a thoroughfare alignment, the applicant shall be responsible for 100% dedication and construction or C. a plat applicant may dedicate 100% of the ROW and developed an agreement with the owner of the abutting undeveloped tract to equally share the cost and post a guarantee for construction of the full thoroughfare in connection with the approval process.

Master Development: Disapproved 6/20/2005
Major Thoroughfare: Disapproved 6/20/2005
Historic: Has Not Commented
Disability: Approved 6/10/2005
SAWS: Has Not Commented
Storm Water: Has Not Commented
Street and Drainage: Has Not Commented
TIA: Approved 7/1/2005
Zoning: Has Not Commented
Tree Preservation: Has Not Commented
Parks: Approved 6/15/2005
Bexar County: Has Not Commented

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----

From: Michael Herrera
Sent: Friday, July 08, 2005 2:56 PM
To: Robert Lombrano
Subject: FW: Birdwell Stone Oak MDP/PUD

Robert please provide status of project. Please respond with new email.

thank you

Michael O. Herrera
Special Projects Coordinator
Development Services Department

07/08/2005

Robert Lombrano

From: Michael Herrera
Sent: Thursday, June 30, 2005 8:10 AM
To: 'Peck, George'
Cc: brian@holfordgroup.com; Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena
Subject: RE: Birdwell Stone Oak MDP/PUD
Importance: High

George, the MDP submitted shows property on both sides of Hardy Oaks. The requirement for submitting an MDP is for the applicant to show all of the land he/she owns and is master planning. If your client doesn't not own all of the property depicted on the MDP then we will require for all property owners to sign off on the Plan before we accept it. It has always been my understanding that your client needed all of the property depicted in order to meet his impervious cover. If that is not the case I will be checking with SAWS to see if the situation has changed. Also your proposed Development is slated to have 803 units trying to utilizes 1/2 of a Secondary Arterial which is 22 feet of pavement and that isn't even a collector section. It looks like the same old excuse of not wanting to build the Major Thoroughfare (FYI) your TIA shows development on both sides.

Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

-----Original Message-----

From: Peck, George [mailto:george.peck@tcb.aecom.com]
Sent: Wednesday, June 29, 2005 9:54 AM
To: Michael Herrera
Cc: brian@holfordgroup.com; Brown, David; Wright, Lee
Subject: Birdwell Stone Oak MDP/PUD

Mike,

Thanks for taking the time to discuss this project with David Beales yesterday. I have received a copy of the RID that you gave to him and have reviewed the document and how it relates to this project in particular. According to the RID, if the major thoroughfare alignment is split or separated by an ownership boundary, then the applicant will be required to provide 1/2 of the required dedication and construction. If the applicant owns the land on both sides of the major thoroughfare alignment then the applicant will be required to provide 100% of the required dedication and construction.

Brian Birdwell does not own the land on the south side of Hardy Oak. He has only purchased the land on the north side to be developed as single family residential subdivision. Consequently, with his unit 1 plat, he should only be required to dedicate and construct 1/2 of Hardy Oak at this time.

Please call to discuss if necessary.

George W. Peck, P.E.

06/30/2005

-----Original Message-----

From: Wright, Lee [mailto:lee.wright@tcb.aecom.com]
Sent: Friday, July 08, 2005 2:37 PM
To: Michael Herrera
Cc: Peck, George; brian@holfordgroup.com
Subject: RE: Birdwell Stone Oak MDP/PUD

Mike,

What is the status of approval of MDP and scheduling of PUD for Planning Commission for above?

Thank you,

Lee Wright

Technical Coordinator

The information contained in this transmission is a confidential communication intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

From: Michael Herrera [mailto:mherrera@sanantonio.gov]
Sent: Tuesday, July 05, 2005 8:37 AM
To: Brian Birdwell; Peck, George
Cc: Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena; dparman@deltaproperties.org; Tom Wendorf; Mike Espensen
Subject: RE: Birdwell Stone Oak MDP/PUD

I don't believe we need to meet.

Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

-----Original Message-----

From: Brian Birdwell [mailto:brian@holfordgroup.com]
Sent: Friday, July 01, 2005 6:34 AM
To: Michael Herrera; Peck, George
Cc: Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena; dparman@deltaproperties.org; Tom Wendorf; Mike Espensen
Subject: RE: Birdwell Stone Oak MDP/PUD

Mr. Herrera,

07/08/2005

Subject: RE: Birdwell Stone Oak MDP/PUD

Mr. Herrera,

Thank you for the opportunity to meet with you and your colleagues. Please let me know as soon as possible if you believe this meeting is necessary, based on HB #1835 being signed.

Sincerely,

Brian Birdwell

-----Original Message-----

From: Michael Herrera [mailto:mherrera@sanantonio.gov]

Sent: Thursday, June 30, 2005 9:27 AM

To: Brian Birdwell; Peck, George

Cc: Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena; dparman@deltaproperties.org; Tom Wendorf; Mike Espensen

Subject: RE: Birdwell Stone Oak MDP/PUD

Dear Mr. Birdwell, I will be having an MDP meeting next Friday. This is a standing meeting where I bring all of the governmental entities both internal and external together to discuss issues and how we can resolve them. If you and your intended guests would like to attend please let me know so I can time certain your project before the committee.

I have provided a list all of the individuals involved in the process.

In the course of writing my response, I have just been informed that H.B. # 1835 has been signed by the governor so this may be a non-issue.

Michael O. Herrera

Special Projects Coordinator

Development Services Department

Master Development Plan

mherrera@sanantonio.gov

-----Original Message-----

From: Brian Birdwell [mailto:brian@holfordgroup.com]

Sent: Thursday, June 30, 2005 8:46 AM

To: Michael Herrera; Peck, George

Cc: Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena; dparman@deltaproperties.org; Tom Wendorf; Mike Espensen

Subject: RE: Birdwell Stone Oak MDP/PUD

Dear Mr. Herrera -

As the property owner on the north side of the future Hardy Oaks, I have every intention of building the major thoroughfare in accordance with the rules and regulation of the City of San Antonio, even though I do not believe that the City can legally require that I do so. When we last met with SAWS, Mike Espensen, the property owner on the south side of Hardy Oaks was in the meeting and agreed to place his property in with our property for the MDP and Mike will be signing the MDP. Mike is very aware of the MDP and all of our plans, as he is the individual that we purchased our property from.

07/08/2005

We intend to construct the north side of Hardy Oaks extension with Unit 1 of the MDP. The south side of Hardy Oaks would be constructed when Unit 5 (the property on the south side of Hardy Oaks) is developed. Your reference to 803 units trying to utilize half of the Secondary Arterial is not true. In the "worst" case scenario, all of the property on the north side of the road is developed prior to the south side being developed and therefore the south half of the road being constructed, which would result in the 400 single family residential homes accessing the subdivision via this two lane road. The traffic engineer has already stated that the road would have adequate capacity. The additional 400 units you reference are located on the multi-family site, Unit 5, and could not be constructed until the south half of the road was built.

I am more than willing to come meet with you and whomever else is necessary to resolve this outstanding issue, but I would like to get it resolved as soon as possible. If you feel a meeting is warranted, please let me know your schedule next week, as I would like to contact Councilman Wolff as soon as possible to invite him to the meeting as well.

Sincerely,

Brian Birdwell, P.E.
Holford Group Development
(512) 785-7087 cell

-----Original Message-----

From: Michael Herrera [mailto:mherrera@sanantonio.gov]

Sent: Thursday, June 30, 2005 8:10 AM

To: Peck, George

Cc: brian@holfordgroup.com; Brown, David; Wright, Lee; Roderick Sanchez; Bill Telford; Robert Lombrano; Robert Lombrano; Richard Chamberlin; Sam Dent; Florencio Pena

Subject: RE: Birdwell Stone Oak MDP/PUD

Importance: High

George, the MDP submitted shows property on both sides of Hardy Oaks. The requirement for submitting an MDP is for the applicant to show all of the land he/she owns and is master planning. If your client doesn't own all of the property depicted on the MDP then we will require for all property owners to sign off on the Plan before we accept it. It has always been my understanding that your client needed all of the property depicted in order to meet his impervious cover. If that is not the case I will be checking with SAWS to see if the situation has changed. Also your proposed Development is slated to have 803 units trying to utilize 1/2 of a Secondary Arterial which is 22 feet of pavement and that isn't even a collector section. It looks like the same old excuse of not wanting to build the Major Thoroughfare (FYI) your TIA shows development on both sides.

Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

07/08/2005

-----Original Message-----

From: Peck, George [mailto:george.peck@tcb.aecom.com]

Sent: Wednesday, June 29, 2005 9:54 AM

To: Michael Herrera

Cc: brian@holfordgroup.com; Brown, David; Wright, Lee

Subject: Birdwell Stone Oak MDP/PUD

Mike,

Thanks for taking the time to discuss this project with David Beales yesterday. I have received a copy of the RID that you gave to him and have reviewed the document and how it relates to this project in particular. According to the RID, if the major thoroughfare alignment is split or separated by an ownership boundary, then the applicant will be required to provide 1/2 of the required dedication and construction. If the applicant owns the land on both sides of the major thoroughfare alignment then the applicant will be required to provide 100% of the required dedication and construction.

Brian Birdwell does not own the land on the south side of Hardy Oak. He has only purchased the land on the north side to be developed as single family residential subdivision. Consequently, with his unit 1 plat, he should only be required to dedicate and construct 1/2 of Hardy Oak at this time.

Please call to discuss if necessary.

George W. Peck, P.E.

Principal

210.296.2135

TCB

6800 Park Ten Blvd. Suite 180 S

San Antonio, TX 78213

T 210.296.2000 F 210.734.5363

The information contained in this transmission is a confidential communication intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

07/08/2005

Robert Lombrano

From: Michael Herrera
Sent: Tuesday, March 08, 2005 4:37 PM
To: Robert Lombrano
Subject: FW: Birdwell-Stoneoak PUD
Importance: High

Robert Please respond to this email with specificity.

Michael O. Herrera
Special Projects Coordinator
 Development Services Department
 Master Development Plan
 mherrera@sanantonio.gov

-----Original Message-----

From: Wright, Lee [mailto:lee.wright@tcb.aecom.com]
Sent: Tuesday, March 08, 2005 4:10 PM
To: Michael Herrera
Cc: Peck, George
Subject: Birdwell-Stoneoak PUD

Mike,

George Peck in my office has instructed me to ask what, if anything, do we need to provide so that Birdwell-Stoneoak PUD may proceed for Planning Commission Approval.

Respectfully,
 Lee Wright

GEORGE PECK THE PUD WILL HAVE TO HAVE ACCESS
 296-2110 //

1. REQUIRE TO RESUBMIT A NEW PACKAGE AS A RESUBMITTAL.
 PUD ^{WILL HAVE} ~~HAS~~ TO BE REVIEW AS A NEW PROJECT.

2. REQUIRE TO SUBMIT A AMENDED PACKAGE WHICH REQUIRES,
 NEW FEE'S

3. Can not approved PUD until MDP is approved
Denial and xx are required
to that the PUD meets the Code.

BIRDWELL

TO INCLUDE PROPERTY
 THIS PROPERTY AS A
 SINGLE FAMILY

(MIX USE)

TO CHANGE ZONING CATEGORY TO A(Z)

3/9/2005

BUT A SCHOOL MIGHT BE BUILT

TIA

Robert Lombrano

From: Marc Courchesne
Sent: Friday, June 17, 2005 7:52 AM
To: 'Wright, Lee'; Richard Chamberlin; Marc Courchesne; Robert Lombrano
Subject: Birdwell - Stone Oak, MDP/PUD

Received level 2 TIA. Require \$800.00 review fee.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

TIA

Robert Lombrano

From: Marc Courchesne
Sent: Friday, June 17, 2005 7:52 AM
To: 'Wright, Lee'; Richard Chamberlin; Marc Courchesne; Robert Lombrano
Subject: Birdwell - Stone Oak, MDP/PUD

Received level 2 TIA. Require \$800.00 review fee.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

TIA

Robert Lombrano

From: Marc Courchesne
Sent: Friday, July 01, 2005 7:04 AM
To: Ernest Brown; Robert Lombrano; Richard Chamberlin; Marc Courchesne;
'lee.wright@tcb.aecom.com'
Subject: Birdwell-Stone Oak, MDP **APPROVAL**

TIA recommends the approval of the Birdwell-Stone Oak, MDP.



Birdwell.pdf

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO:	<u>Michael Herrera – Development Services MDP Division</u>
FROM:	<u>Development Services TIA Division</u>
COPIES TO:	<u>File</u>
SUBJECT:	<u>Birdwell–Stone Oak, MDP, Level 2 TIA</u>
DATE:	<u>June 30, 2005</u>

The Development Services Engineering Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Birdwell–Stone Oak Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Birdwell–Stone Oak Development is located on both sides of Hardy Oak Boulevard approximately 1,600 feet northwest of Wilderness Oak Parkway in north Bexar County. The proposed development of 144.26 acres consists of 398 single-family detached Housing units and 399 low-rise apartment units. The completion of this project is estimated to be 2010.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Birdwell–Stone Oak Development, at no cost to the City of San Antonio:


- Construction of two internal north south collector street system. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)).
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- The developer shall construct four sufficient left-turn storage lanes on Hardy Oak Blvd, with bay taper and transition (UDC - 35-506, (m), (2) two right-turn deceleration lanes with storage lane and bay taper at the entrances to subdivision as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C.

It should be understood that the submitted TIA concurrent with the proposed Birdwell – Stone Oak MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.



Marc A. Courchesne
Senior Engineering Technician

Approved by:



Richard W. Chamberlin, P.E.
Engineer
Development Services TIA Division

ID 2004TIA0680

Robert Lombrano

STREET / DRAINAGE

From: Sam Dent

Sent: Thursday, July 21, 2005 4:17 PM

To: lee.wright@tcb.aecom.com

Cc: Robert Lombrano

APPROVED

Subject: MDP/PUD Review Comments For Birdwell-Stoneoak(2)

See attached.

Sam Dent, P.E.
Chief Engineer
DSD - Engineering

**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE**

TO: Lee Wright
Turner, Collie & Braden

FROM: Sam Dent, P.E.
Chief Engineer

DATE: July 21, 2005

SUBJECT: MDP/PUD Review Comments
Birdwell – Stoneoak Subdivision 2

1. The above referenced MDP/PUD is approved with the following conditions:
 - a. By UDC standards, a Local B Street requires 40 feet of pavement.
 - b. On the gate detail, change the arterial side pavement widths to 24 feet on both sides.
 - c. Clarify note 8 reference sidewalks in public right-of-way. It appears that some portion of all internal sidewalks will be in the pedestrian easement.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

MDP / MTP

Robert Lombrano

From: Robert Lombrano
Sent: Monday, July 11, 2005 8:45 AM
To: 'lee.wright@tcb.acecom.com'
Cc: Michael Herrera; Robert Lombrano
Subject: Birdwell Stone Oak MDP/PUD # 05-002

Lee,

The issue of Dedication and Construction of the Major Thoroughfare has not been addressed.

UDC 35-506 (e) (8) Major Thoroughfare Plan Designated Arterial Streets, B. If a plat applicant owns all of the land designated, as a thoroughfare, and the proposed plat abuts or embraces a thoroughfare alignment, the applicant shall be responsible for 100% dedication and construction or;
C. A plat applicant may dedicate 100% of the ROW and develop an agreement with the owner of the abutting undeveloped tract to equally share the cost and post a guarantee for the construction of the full thoroughfare in connection with the approval process.

Master Development: Approved 7/7/2005
Major Thoroughfare: Disapproved 6/20/2005
Historic: Has Not Commented
Disability: Approved 6/10/2005
SAWS: Has Not Commented
Storm Water: Has Not Commented
Street and Drainage: Has Not Commented
TIA: Approved 7/1/2005
Zoning: Has Not Commented
Tree Preservation: Has Not Commented
Parks: Approved 6/15/2005
Bexar County: Has Not Commented

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

Inbox protected with Spam Blocker Utility.
[Click here](#) to get the ad-free version.

07/11/2005

Robert Lombrano

MDP / MTP

From: Robert Lombrano
Sent: Tuesday, July 12, 2005 9:07 AM
To: 'Wright, Lee'
Cc: Roderick Sanchez; Michael Herrera; Robert Lombrano
Subject: Birdwell - Stone oak MDP/PUD # 05-002

Lee,
Major Thoroughfare: Approved 7/12/2005
Due to Development Services (TIA) (Traffic Impact Analysis) approval of the MDP/PUD.

Master Development: Approved 7/7/2005
Major Thoroughfare: Disapproved 7/7/2005
Historic: Has Not Commented
Disability: Approved 6/10/2005
SAWS: Has Not Commented
Storm Water: Has Not Commented
Street and Drainage: Has Not Commented
TIA: Approved 7/1/2005
Zoning: Has Not Commented
Tree Preservation: Has Not Commented
Parks: Approved 6/15/2005
Bexar County: Has Not Commented

Thank you

Robert L. Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

Inbox protected with Spam Blocker Utility.
[Click here](#) to get the ad-free version.

07/12/2005

Robert Lombrano

Historic

From: Kay Hinds
Sent: Friday, July 29, 2005 11:38 AM
To: Michael Herrera
Cc: Ernest Brown; Robert Lombrano; 'lee.wright@tcb.aecom.com'
Subject: Birdwell-Stone Oak MDP/PUD combo

Importance: High

Mike:

Staff of the HPO has reviewed the above referenced project. We approve. Surveys conducted in close proximity to the project area recorded few sites that would be potentially eligible to the National Register of Historic Places. There is low probability that significant sites would be discovered.

If you need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds

Robert Lombrano

SAWS

From: Karen.Stahn@saws.org
Sent: Monday, July 18, 2005 8:32 AM
To: Robert Lombrano
Cc: lee.wright@tcb.aecom.com
Subject: SAWS Review of "Birdwell-Stone Oak MDP/PUD 05-002" Recommend Approval with Conditions

Attached is the SAWS Aquifer Protection and Evaluation review for the above project with a recommendation of approval with conditions.

" As a Category 3 Multi-use project, Ord. 81491, 34-935 (e) may apply."

Ord. 81491, 34-935 (e) states "Within a multi-use project, impervious cover limits may be exceeded in a given area if compensated for in another area of the overall project if dedicated on a simultaneous basis"

Karen Stahn
Resource Data Coordinator
Aquifer Protection & Evaluation Section
San Antonio Water System
(210) 704-7306

Storm Water

Robert Lombrano

From: Arturo Villarreal
Sent: Monday, August 01, 2005 10:12 AM
To: Robert Lombrano
Subject: Birdwell MDP

Robert,

Attached is the release for the Birdwell MDP that was sent in March 2005. Please let me know if this is sufficient to release the Birdwell development.

Art

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Robert Lombrano

FROM: Arturo Villarreal, Jr., P.E.

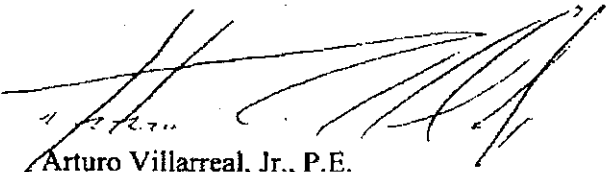
COPIES TO: Michael Herrera, Sam Dent, P.E., Richard Carrizales, Lee Wright, David Brown, P.E., File

SUBJECT: Birdwell - MDP
Salado Creek Watershed
Panther Springs PS2 – SCS Dam #5

March 7, 2005

Storm Water Engineering has reviewed the Birdwell MDP submittal and there are no further comments.

The MDP may be released.


Arturo Villarreal, Jr., P.E.
Storm Water Engineering

Storm Water

Robert Lombrano

From: Arturo Villarreal
Sent: Monday, August 01, 2005 10:12 AM
To: Robert Lombrano
Subject: Birdwell MDP

Robert,

Attached is the release for the Birdwell MDP that was sent in March 2005. Please let me know if this is sufficient to release the Birdwell development.

Art

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Robert Lombrano

FROM: Arturo Villarreal, Jr., P.E.

COPIES TO: Michael Herrera, Sam Dent, P.E., Richard Carrizales, Lee Wright, David Brown, P.E., File

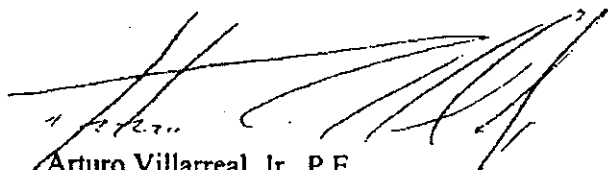
SUBJECT: Birdwell - MDP

*Salado Creek Watershed
Panther Springs PS2 – SCS Dam #5*

March 7, 2005

Storm Water Engineering has reviewed the Birdwell MDP submittal and there are no further comments.

The MDP may be released.



Arturo Villarreal, Jr., P.E.
Storm Water Engineering

1. It should be understood that this is a general review of a conceptual plan and that *all* technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Development Services, Engineering Section (TIA) has indicated as part of their conditional approval, The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Birdwell–Stone Oak Development, at no cost to the City of San Antonio:

- Construction of two internal north south collector street system. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)).
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- The developer shall construct four sufficient left-turn storage lanes on Hardy Oak Blvd, with bay taper and transition (UDC - 35-506, (m), (2) two right-turn deceleration lanes with storage lane and bay taper at the entrances to subdivision as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C.

It should be understood that the submitted TIA concurrent with the proposed Birdwell – Stone Oak MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

- This development will need to comply with **Tree Preservation** ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.
- **Parks and Open Space** cites the following conditions:
 - The applicant shall provide detailed information as to what amenities will be provided in order to get credit for remaining acreage owed per UDC §(h) Table 503-4.
 - The Park/Open Space is dedicated to the Home Owners Association and a Provision and Maintenance Plan shall be submitted at the time of platting.
- The **Bexar County Infrastructure Services Department** cites the following conditions:

Right- Turn acceleration lane will be required at both entrances on Hardy Oak prior To approval of Phase 2 Plat as identified on the Birdwell – Stone Oak MDP.

Mr. Wright
Page 3
August 1, 2005

It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH Jr.

cc: Richard Chamberlin, P.E. Engineer Development Services
Ismeal B. Segovia, M.A. planner II, Parks Project Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County
Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage

Robert Lombrano

ZONING

From: Christopher Looney
Sent: Tuesday, July 12, 2005 2:15 PM
To: 'lee.wright@tcb.aecom.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: Birdwell - Stone Oak MDP/PUD

Birdwell - Stone Oak MDP/PUD

Zoning: Approved
Outside of the City Limits

*Christopher Looney
Senior Planner - Zoning/BOA
Development Services Department
City of San Antonio, Texas*

PARKS

Robert Lombrano

From: Ernest Brown
Sent: Wednesday, June 15, 2005 11:28 AM
To: Robert Lombrano
Subject: FW: Birdwell-Stoneoak MDP/PUD

APPROVED

-----Original Message-----

From: Chris Yanez
Sent: Wednesday, June 15, 2005 11:17 AM
To: 'Wright, Lee'
Cc: Ernest Brown; Michael Herrera
Subject: Birdwell-Stoneoak MDP/PUD

Chris Yanez
Acting Parks Planner
Parks and Recreation
Park Project Services
Phone: 210-207-4091
Fax: 210-207-2720



CITY OF SAN ANTONIO

August 1, 2005

Mr. Lee Wright

W.F. Castella Engineering
6800 Park Ten Blvd., Suite 1805
San Antonio, TX 78213

Re: **Birdwell - Stone Oak**
Dear Mr. Wright:

MDP # 833

The City Staff Development Review Committee has reviewed **Birdwell - Stone Oak** Master Development Plan M.D.P. # 833. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.
 1. 100 year Flood Plain Shown and Buffing (if applicable)
 2. Sensitive Recharge Features and Buffing (if applicable)
 3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

As a Category 3 Multi-use Project, Ord. 81491, Sec.34-935 (e) may apply.

- **Development Services Department Engineering – Street and Drainage** has indicated based upon the information provided, the above referenced MDP is approved with the following conditions:

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Birdwell-Stone Oak MDP/PUD Combination

DATE: June 14, 2005

Birdwell-Stone Oak is a proposed subdivision of 403 single family residential lots and 399 multi-family residential lots. Per UDC section 35-503, table 503-1 the Parks or Open Space requirement for this subdivision is 5.8 acres for the single-family lots and 3.5 acres for the multi-family lots, thus totaling 9.3 total acres. The applicant has provided some park space of 8.6 acres leaving 0.7 acres not met, but has also stated that there will be some amenities.

I recommend approval of Birdwell-Stone Oak Master Development Plan/Planned Unit Development with the following comments:

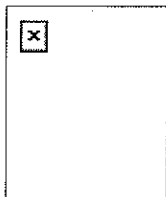
- The applicant provide detailed information as to what amenities will be provided in order to get credit for remaining acreage owed per UDC §(h) Table 503-4.
- The Park/Open Space is dedicated to the Home Owners Association and a Provision and Maintenance Plan be submitted.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Robert Lombrano

TREE'S

From: Joan Miller
Sent: Monday, July 25, 2005 1:53 PM
To: 'lee.wright@tcb.aecom.com'
Cc: Michael Herrera; Robert Lombrano; Debbie Reid
Subject: Birdwell-Stoneoak revision aprvl



**CITY OF SAN
ANTONIO**

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 7/25/05

Subject: Master Development Plan revision Birdwell-Stoneoak, A/P #1050700

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

1997 Tree Preservation ordinance

- X Streetscape standards
- X 2003 Tree Preservation ordinance

*Tree Preservation Plan using the Tree Stand Delineation option preserving 32% of tree canopy has been submitted and approved at the MDP for the residential portion of the development only. Property added to MDP for Unit 5 Multifamily Development must submit tree preservation plan and fees at building permit stage.

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

Joan Miller
Administrative Assistant II

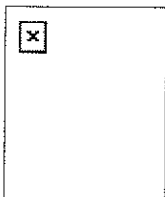
07/25/2005

Robert Lombrano



From: Joan Miller
Sent: Wednesday, July 20, 2005 8:37 AM
To: 'lee.wright@tcb.aecom.com'
Cc: Michael Herrera; Robert Lombrano
Subject: Birdwell-Stoneoak (revision) disaprvl

TREE'S



CITY OF SAN ANTONIO

P. O. BOX 839966
 SAN ANTONIO TEXAS 78283-3966

Date: July 18, 2005

Subject: Birdwell-Stone Oak (revised) Master Development Plan

Dear Engineer,

This revised Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

Master Tree Stand Delineation Plan with basic non-committal information

Technical Review:

Square footage of project and of tree canopy area

Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

Basically, this revision has added a new multi-family unit to the original MDP. The previously-issued tree permit only covered the original MDP area. Approval of the revised MDP can be met in one of two ways.

- Amend the approved Tree Preservation Plan with a Master Tree Stand delineation for the amended area (i.e. state area of amendment, size of tree canopy, and information on vegetation types. This area will require a preservation plan at the building permit stage.
- The other option involves amending the approved Tree Preservation Plan with a tree stand delineation and heritage tree survey such that the minimum 25% preservation is met. Note that a buffer would be required along the property line with existing the residential subdivision may be met by preserving existing canopy that can also be counted as preservation. This option would require an additional \$75 revision fee, but no other tree fees would be assessed at the building permit or platting stage.

If you have any further questions, please call me at (210) 207-8265.

07/21/2005

Sincerely,

Joan Miller
Administrative Assistant II

Robert Lombrano

Bexar County

From: tsang@bexar.org
Sent: Monday, July 11, 2005 10:23 AM
To: Robert Lombrano; Michael Herrera; lee.wright@tcb.aecom.com
Cc: Richard Chamberlin; Marc Courchesne
Subject: Birdwell at Stone Oak **Disapproval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

Robert Lombrano

BEXAR County

From: tsang@bexar.org
Sent: Monday, March 07, 2005 11:41 AM
To: Robert Lombrano; lee.wright@tcb.aecom.com
Cc: cdelacruz@co.bexar.tx.us; Michael Herrera
Subject: Birdwell - Stoneoak **Approval**

Bexar County

Robert Lombrano

From: tsang@bexar.org

Sent: Monday, August 01, 2005 2:23 PM

To: Robert Lombrano

Subject: Birdwell-Stoneoak **Approval**

Please refer to comments on the original Birdwell-Stoneoak approval dated 3-7-05.

Todd Sang

Civil Engineer Assistant

Bexar County, Infrastructure Services Dept.

233 N. Pecos La Trinidad, Ste. 420

San Antonio, TX 78207

(210) 335-6649

TPLTM470

AGENCY GUARANTEES

02/28/06

CMD: 470 PLAT: 1999000312 GUARANTEE: COPPER CANYON_____ AGENCY: PW_____

=====

PLAT NBR: 1999000312 PLAT NAME: HEIGHTS @ S.O. PUD POD K
AGENCY: PW

1 GUARANTEE TYPE: TRUST1 GUARANTEE AMOUNT: 651502.64_____
DATE SUBMITTED: 01 24 2000 EXPIRATION DATE: 04 11 2003
RELEASED BY PUBLIC WORKS: 06 24 2002 BY CITY CLERK: 06 26 2002
NOTE: _____

GUARANTORS & INSTITUTIONS

NAME CODE _____ NAME TYPE: _____ PHONE: (800) 860 - 2025 EXT 4061
BUSINESS: OHIO SAVINGS BANK_____
CONTACT: MS. JANEY R. MIRAGLIA_____
ADDRESS: 1801_ E NINTH STREET__ APT/SPACE: 200__ BLDG: _____
CITY: CLEVELAND_____ ST: OH ZIP: 44114 _____ STATUS: _
NOTE: _____

=====

'480' RELEASES '475' NAMES 'PF7' BKWD 'PF8' FRWD '* ' DELETE GUAR

TPLTM410

AGENCY PLAT STATUS

02/28/06

CMD: 410 PLAT: 1999000312 NAME/KEY: _____ AGENCY: PW _____

=====

PLAT: 1999000312 APPLICATION DATE: 05 20 1999

NAME: HEIGHTS @ S.O. PUD POD K

AGENCY: PW AGENCY INTERNAL#: _____

PRIORITY NBR: _____ PRIORITY DATE: _____

PLAT RECVD DATE: 07 01 1999 APPROVED(Y/N): Y APRV/DSAPRV DATE: 12 29 1999

STREETS REVIEW REQUIRED: _ 'Y'ES OR 'N'O

REVIEWS:

COMPLETENESS - START: DUE: DAYS LEFT: NOT BEGUN

TECHNICAL - START: DUE: DAYS LEFT: NOT BEGUN

RE ISSUE LOC: _

AGENCY STATUS: CAR STATUS DATE: 1 24 2000 BY: GARY _____

NOTE: DRAINAGE FEE RECEIVED \$21,090.40***IN FLOOD PLAIN*** _____

AGENCY NOTES: RECEIVED STREET & DRAINAGE PLANS & CALCULATIONS 7-1-99 _____

RECEIVED TRAFFIC PLANS 7-1-99 _____

RECEIVED STREET & DRAINAGE C.E.'S 7-1-99 _____

RECEIVED MAPPING DISC 7-1-99 _____

=====

'420' MORE NOTES 'PF3' MENU 'PF4' COMPLETENESS 'PF5' TECHNICAL

TPLTM415

CERTIFICATIONS & REVIEWS SUMMARY

02/28/06

CMD: 415 PLAT: 1999000312 NAME/KEY: _____ AGENCY: PW _____

=====

PLAT: 1999000312 NAME: HEIGHTS @ S.O. PUD POD K

APPLICATION DATE: 5 20 1999

START:

DUE:

DAYS LEFT:

AGENCY	CURRENT STATUS	DAY	IN	DAY	OUT	NOTES
PWSTR_	WRV	7	2	1999	9 23 1999	RETURNED TO ENGINEER_____
PWDRN_	WRV	7	2	1999	9 23 1999	RETURNED TO ENGINEER_____
PWMAP_	APR	7	2	1999	7 6 1999	OK_____
PWTRF_	APR	7	2	1999	12 29 1999	OK FDL_____
PWSTR_	APR	10	5	1999	12 28 1999	OK BURT_____
PWDRN_	APR	10	5	1999	12 28 1999	OK BURT_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

=====

'PF7' BKWD 'PF8' FRWD 'PF3' MENU 'PF4' COMPLETENESS 'PF5' TECHNICAL

TPLTM420

PLAT NOTES FOR AGENCY

02/28/06

CMD: 420 PLAT#: 1999000312 NAME/KEY: _____ AGENCY: PW _____

=====

PLAT NBR: 1999000312 PLAT NAME: HEIGHTS @ S.O. PUD POD K
AGENCY: PW

TEXT: RECEIVED STREET & DRAINAGE PLANS & CALCULATIONS 7-1-99 _____
RECEIVED TRAFFIC PLANS 7-1-99 _____
RECEIVED STREET & DRAINAGE C.E.'S 7-1-99 _____
RECEIVED MAPPING DISC 7-1-99 _____
VARIANCE REQD. SEC. 35-A211(B) PAVEMENT DESIGN FDL 8-17-99 _____
RETURNED STREET & DRAINAGE PLANS TO ENGINEER 9-23-99 _____
RECEIVED NEW STREET & DRAINAGE PLANS 10-4-99 _____
RECEIVED NEW SET OF STREET & DRAINAGE PLANS 10-14-99 _____
CHANGE PAVEMENT DESIGN TO MEET THE MINIMUM REQD BY ORDINANCE
NO VARIANCE REQD. FOR SEC. 35-A211(B) FDL 12-29-99 _____
RECEIVED NEW STREET & DRAINAGE PLANS 1-14-00 _____
SENT PLANS TO INSPECTIONS 1-18-00 _____
FILED PLANS IN "LL" FILE 1-18-00 _____

=====

'PF7' BKWD 'PF8' FRWD 'PF3' MENU

TPLTM420

PLAT NOTES FOR AGENCY

02/28/06

CMD: 420 PLAT#: 1999000312 NAME/KEY: _____ AGENCY: PW _____

=====

PLAT NBR: 1999000312 PLAT NAME: HEIGHTS @ S.O. PUD POD K
AGENCY: PW

TEXT: LINEN 6-30-00

RECEIVED REVISED DRAINAGE SHEET 3-27-02 _____
SENT REVISED DRAINAGE SHEET TO INSPECTIONS 4-1-02 _____
FILED REVISED DRAINAGE SHEET IN "LL" FILE 4-1-02 _____
RECEIVED REVISED DRAINAGE SHEET 6-21-02 _____

=====

'PF7' BKWD 'PF8' FRWD 'PF3' MENU

TPLTM210

PLAT APPLICATION (1)

02/28/06

CMD: 210 PLAT: 1999000312 NAME/KEY: _____ AGENCY: PW_____

=====

PLAT NBR: 1999000312 PLAT NAME: HEIGHTS @ S.O. PUD POD K _____
OWNER AGENCY: PLAN_____

POADP NBR: 358_____ POADP NAME: HEIGHTS @ STONE OAK II_____

APPLICATION DATE: 5 20 1999 EXPIRATION DATE: 5_ 19 2001
TYPE (REPLAT, VACATE, ...): S_ DEFERRED (Y/N): _____

MAJOR/MINOR(1,2): 1

X/Y COORDINATES: X: 111111 Y: 222222 X: _____ Y: _____
(1ST SET REQUIRED) X: _____ Y: _____ X: _____ Y: _____

LOC DESC: 482/D3 FMB _____
CCD-9_____

CURRENT PLAT STATUS: _____ STATUS DATE: _____ PLAT ACTIVE ?(Y/N): Y

=====

'220' APPLICATION(2) 'PF3' MENU

TPLTM220

PLAT APPLICATION (2)

02/28/06

CMD: 220 PLAT: 1999000312 NAME/KEY: _____ AGENCY: PW _____

=====

PLAT NBR: 1999000312 PLAT NAME: HEIGHTS @ S.O. PUD POD K

ICL(Y/N): N TOWN CODES: ____ COUNTY CODE: ____

PARKLAND/GREENBELT/OPEN SPACE: N OVER OR ADJACENT TO LANDFILL: N
OVER EDWARDS RECHARGE ZONE: Y WITHIN FLOOD PLAIN: N

WATER SERVICE: BMW D ____ SEWER SERVICE: SAWS ____

LINEAR FEET OF NEW STREETS: PUBLIC: _____ PRIVATE: 4358.00 ____

	<----ADDED----->		<---VACATED----->	
LAND AREA TYPE:	LOTS	ACRES	LOTS	ACRES
SINGLE FAMILY	66 ____	12.28 ____	_____	_____
NON SINGLE FAMILY	_____	_____	_____	_____
PUBLIC DEDICATION	_____	_____	_____	_____

=====

'230' NAMES '240' FEES 'PF3' MENU

TPLTM230

PLAT RELATED NAMES

02/28/06

CMD: 230 PLAT: 1999000312 NAME/KEY: _____ AGENCY: PW _____
PLAT NBR: 1999000312 PLAT NAME: HEIGHTS @ S.O. PUD POD K

=====

1 OWNER

NAME CODE: _____ NAME TYPE: _____ PHONE: (210) 349 - 6571 EXT _____

EMAIL : _____

BUSINESS: _____

CONTACT: JERBO SAN ANN LAND INC. _____

ADDRESS: 11322 _ SIR WINSTON _____ APT/SPACE: _____ BLDG: _____

CITY: SA _____ ST: TX _____ ZIP: 78216 _____ STATUS: _____

NOTE: _____

2 ENGINEER/SURVEYOR

NAME CODE: _____ NAME TYPE: _____ PHONE: (210) 349 - 6571 EXT _____

EMAIL : _____

BUSINESS: _____

CONTACT: HALLENBERGER ENG. L.C. _____

ADDRESS: 11322 _ SIR WINSTON _____ APT/SPACE: _____ BLDG: _____

CITY: SA _____ ST: TX _____ ZIP: 78216 _____ STATUS: _____

NOTE: _____

=====

'PF7' BKWD 'PF8' FRWD 'PF3' MENU

CMD: 260 PLAT: 1999000312 NAME/KEY: _____ AGENCY: PW _____

=====

PLAT NBR: 1999000312 PLAT NAME: HEIGHTS @ S.O. PUD POD K

APPLICATION DATE:	5 20 1999	EXPIRATION DATE:	5 19 2001
REPLAT PUBLIC HEARING DATE:	___ ___ ___	REPLAT EXPIRATION:	___ ___ ___
DEFERRAL APPROVAL DATE:	___ ___ ___	DEFRL NOTFC DATE:	___ ___ ___
NOTIFICATION DATES:	___	DEFRL EXP DATE:	___ ___ ___

FILING DATE:	12 28 1999	FILING EXPIRATION:	1_ 27 2000
PC DATE:	1_ 12 2000	APPROVED(Y/N):	Y
DIRECTOR DATE:	___ ___ ___	APPROVAL EXPIRATION:	1_ 11 2003
POSTPONEMENT/WITHDRAWAL:	___ ___ ___	TIME EXT EXPIRATION:	___ ___ ___
		DATE TIME EXT GRANTED:	___ ___ ___

COUNTY STATUS (A/D/P): A

RECORDATION DATE: 2_ 24 2000

VOL: 9546 PAGE: 116

PC NOTES: VARIANCE FOR STREET CONST FILED W/PLAT. PUBLIC WORKS OBJECT
ENG. WILL WORK OUT AGREE, IF NOT, RECOMMEND DISAPPROVAL OF
PLAT AND VARIANCE. JAY 12-28-99-----
'PF3' MENU

HOLFORD GROUP

DEVELOPMENT CONSULTANTS
4833 SPICEWOOD SPRINGS RD., SUITE 100
AUSTIN, TEXAS 78759-8436
(512) 346-8181

BANK ONE, NA
DALLAS, TEXAS 75201
www.bankone.com

32-61/1110

9/29/2004

10673

PAY
TO THE
ORDER OF

City of San Antonio

\$ **500.00

Five Hundred and 00/100*****

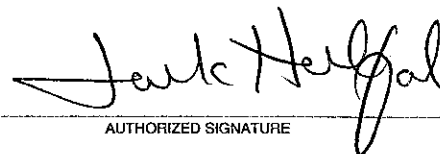
DOLLARS

City of San Antonio

MEMO

Pud Plan Review Fee

BIRDWELL- STONEOAK MDP/PLD


AUTHORIZED SIGNATURE

⑈010673⑈ ⑆111000614⑆0440043164⑈

INV #3239460

42

HOLFORD GROUP

DEVELOPMENT CONSULTANTS
4833 SPICEWOOD SPRINGS RD., SUITE 100
AUSTIN, TEXAS 78759-8436
(512) 346-8181

BANK ONE, NA
DALLAS, TEXAS 75201
www.bankone.com

32-61/1110

9/29/2004

10670

PAY
TO THE
ORDER OF

City of San Antonio

\$ **500.00

Five Hundred and 00/100*****

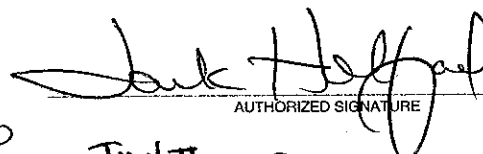
DOLLARS

City of San Antonio

MEMO

MDP Review Fee

BIRDWELL- STONEOAK MDP/PLD


AUTHORIZED SIGNATURE

⑈010670⑈ ⑆111000614⑆0440043164⑈

INV #3239460

42

HOLFORD GROUP
DEVELOPMENT CONSULTANTS
4833 SPICEWOOD SPRINGS RD., SUITE 100
AUSTIN, TEXAS 78759-8436
(512) 346-8181

BANK ONE, NA
DALLAS, TEXAS 75201
www.bankone.com

11136

32-61/1110

4/11/2005

PAY
TO THE
ORDER OF

City of San Antonio

\$ **500.00

Five Hundred and 00/100***** DOLLARS

City of San Antonio


AUTHORIZED SIGNATURE

MEMO

PUD Review Fees

⑈011136⑈ ⑆111000614⑆0440043164⑈

HOLFORD GROUP
DEVELOPMENT CONSULTANTS
4833 SPICEWOOD SPRINGS RD., SUITE 100
AUSTIN, TEXAS 78759-8436
(512) 346-8181

BANK ONE, NA
DALLAS, TEXAS 75201
www.bankone.com

11135

32-61/1110

4/11/2005

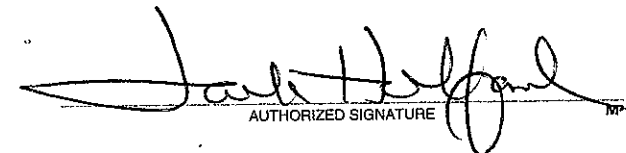
PAY
TO THE
ORDER OF

City of San Antonio

\$ **500.00

Five Hundred and 00/100***** DOLLARS

City of San Antonio


AUTHORIZED SIGNATURE

MEMO

MDP Review Fees

⑈491400704⑆111000614⑆0440043164⑈ 2005 JUN -7 P 2:54

DEV. SERVICES

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3239460

AMT ENCLOSED _____

AMOUNT DUE 1,000.00
INVOICE DATE 10/14/2004
DUE DATE 10/14/2004

50-04-5573
HOLFORD GROUP
4833 SPICEWOOD SPRINGS, STE.100
AUSTIN, TEXAS 78759-8436

MDP 833 / PUD 05-002

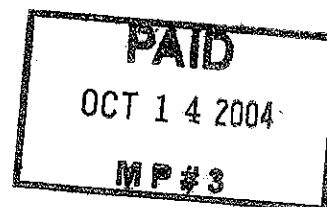
PHONE: (000) 000-0000

BIRDWELL STONE OAK MDP/PUD COMBO
(2 CKS)

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
10/14/2004	3239460	50-04-5573	10/14/2004	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	1,000.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	10/14/2004		CK#10670⦱	MDP/PUD COMBO
END	10/14/2004			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	1,000.00	0.00	1,000.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

Principal
210.296.2135

TCB
6800 Park Ten Blvd. Suite 180 S
San Antonio, TX 78213
T 210.296.2000 F 210.734.5363

The information contained in this transmission is a confidential communication intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.